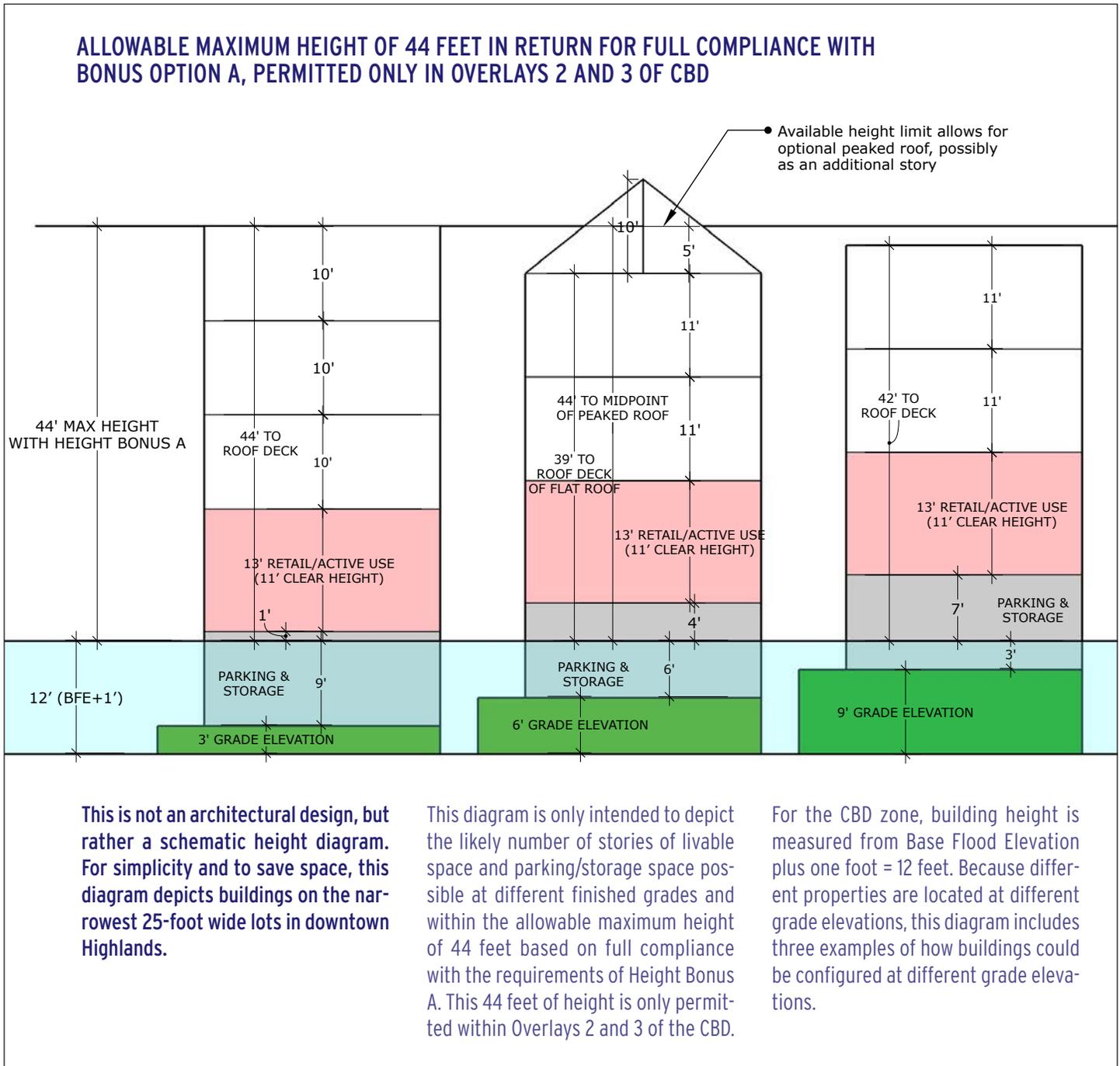


- The top floor of buildings that use the Height Bonus Option A shall comply with front and rear Stepbacks, as defined in **Section IX.A.4. Massing and Articulation / Stepbacks**, below.

Figure 8 shows how buildings may be constructed within Height Bonus Option A's allowable maximum height of 44 feet, as well as how total maximum possible building height will vary depending on the finished grade of a particular site.

FIGURE 8. ILLUSTRATION OF 44 FEET MAXIMUM HEIGHT WITH OPTIONAL BONUS A, AS PERMITTED ONLY IN OVERLAYS 2 AND 3



This is not an architectural design, but rather a schematic height diagram. For simplicity and to save space, this diagram depicts buildings on the narrowest 25-foot wide lots in downtown Highlands.

This diagram is only intended to depict the likely number of stories of livable space and parking/storage space possible at different finished grades and within the allowable maximum height of 44 feet based on full compliance with the requirements of Height Bonus A. This 44 feet of height is only permitted within Overlays 2 and 3 of the CBD.

For the CBD zone, building height is measured from Base Flood Elevation plus one foot = 12 feet. Because different properties are located at different grade elevations, this diagram includes three examples of how buildings could be configured at different grade elevations.